141.0	0003	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,005,600	/	1,005,600
USE VALUE:	1,005,600	/	1,005,600
ASSESSED:	1,005,600	/	1,005,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-61A	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MT VERNON ST LLC
Owner 2:	
Owner 3:	
Street 1:	16 SALSBURY ST
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	THELLER ADELE C -
Owner 2:	-
Street 1:	3 RUSSELL ROAD
Twn/City:	ACTON
St/Prov:	MA Cntry:
Postal:	01720

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3280 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6000.000	585,600		420,000	1,005,600
Total Card	0.138	585,600		420,000	1,005,600
Total Parcel	0.138	585,600		420,000	1,005,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.63 | /Parcel: 306.63

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90644
GIS Ref	
GIS Ref	
Insp Date	05/11/18

!10891!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	585,600	0	6,000.	420,000	1,005,600		Year end	12/23/2021
2021	105	FV	559,700	0	6,000.	420,000	979,700		Year End Roll	12/10/2020
2020	105	FV	559,700	0	6,000.	420,000	979,700	979,700	Year End Roll	12/18/2019
2019	105	FV	430,700	0	6,000.	420,000	850,700	850,700	Year End Roll	1/3/2019
2018	105	FV	430,700	0	6,000.	372,000	802,700	802,700	Year End Roll	12/20/2017
2017	105	FV	404,900	0	6,000.	312,000	716,900	716,900	Year End Roll	1/3/2017
2016	105	FV	404,900	0	6,000.	312,000	716,900	716,900	Year End	1/4/2016
2015	105	FV	362,400	0	6,000.	270,000	632,400	632,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10891

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THELLER ADELE C	47905-453		7/31/2006		810,000	No	No		
CICCOLO ANTHONY	25053-452		12/13/1994		214,500	No	No		Y

PRINT

Date	Time
12/30/21	11:33:00

LAST REV

Date	Time
05/30/18	07:56:40
ekelly	

USER DEFINED

Prior Id # 1:	90644
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
2/2/2009	Measured	345	PATRIOT
1/10/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6000		Sq. Ft.	Site		0	70.	1.00	8									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97017074
Const Adj.:	0.98980200
Adj $ / SQ:	172.850
Other Features:	150500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	795626
Depreciation:	210045
Depreciated Total:	585581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

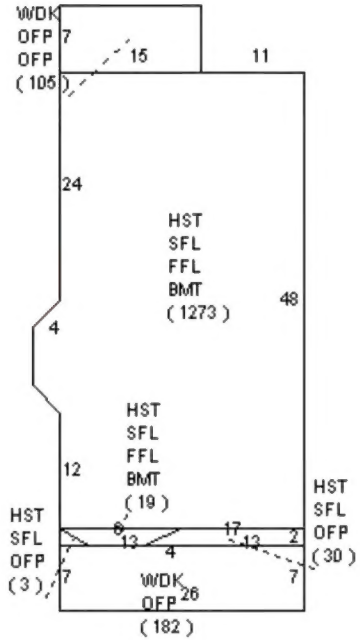
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
1	4	2	1
Totals			
3	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.85
Special Features:	0	Val/Su Net:	110.83
Final Total:	585600	Val/Su SzAd	178.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,325	172.850	229,026
BMT	Basement	1,292	51.850	66,997
FFL	First Floor	1,292	172.850	223,322
HST	Half Story	663	172.850	114,513
OFP	Open Porch	425	20.170	8,574
WDK	Deck	287	9.390	2,694

Net Sketched Area:	5,284			Total:	645,126
Size Ad	3279.5	Gross Area	5946	FinArea	3280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	